



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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January 16, 2004

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the January 15, 2004 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case #233-ZO-03 Rehearing –Fabio Rodriguez (Agent) proposes to consolidate adjacent parcels in order to expand and convert commercial space into three separate spaces and seeks a **variance** from Sections 5.10 (H-4) Billiards Hall, 10.03 (B), 10.06 (A) and 10.07 (D) parking, 10.02 (F) Business Parking and 9.08 (B) signs (3 counts) of the Z.O., as per plans submitted August 26, 2003, at **334-340 Union St. - Partially denied/Partially granted All aspects of billiard hall is denied (use sign and 14 parking spaces, which were to be 6off-site). Two other signs and other parking issues are granted.**
2. Case #01-ZO-04 – Gordon Steltzer (Owner) proposes to create a second driveway and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted November 25, 2003 at **485 Dubuque St. - Denied**
3. Case #02-ZO-04 – Dale Calawa (Owner) proposes to build a 16' x 19' one-story addition; also maintain existing garage/porch/shed and seeks a **variance** from Sections 6.07 side yard and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted November 5, 2003 at **671 Hevey St. - Denied**
4. Case #03-ZO-04 – Sharyn Kelley (Agent) proposes to occupy a retail furniture and home accent repair shop and seeks a **variance** from Section 5.10 (F-5) and 5.10 (H-6) (9) of the Z.O., as per plans submitted November 12, 2003 at **476 Front St.**
May be allowed by Special Exception under Section 11.04 (E). **Sp. Exc. Granted**
5. Case #04-ZO-04 – Matt Peterson (Agent) appeals the decision of the Building Commissioner of the City of Manchester, NH in the determination that Section 5.08 of the Zoning Ordinance does not allow the applicant to construct a Planned Residential Development on a non-conforming lot without a variance, per appeal filed on December 4, 2003 for the property at **840 Bodwell Rd. - Denied**

6. Case #05-ZO-04 – Ronald Ludwig (Owner) requests an **Equitable Waiver of Dimensional Requirements** to maintain a 14' x 30' deck, which extends into the 10' side setback, per appeal filed on December 4, 2003 at **1277 Belmont St. - Granted**
7. Case #06-ZO-04 – Matt Peterson (Agent) proposes to build a 31-unit residential Planned Development and seeks a **variance** from Section 6.07 lot front & lot width of the Z.O., as per plans submitted November 3, 2003 at **840 Bodwell Rd. - Granted**
8. Case #07-ZO-04 – Stephen Milewsky (Owner) proposes to build a 16' x 20' one-story addition for family room and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., all as per plans submitted November 13, 2003 at **120 Ellingwood St. - Granted**
9. Case #08-ZO-04- – Joseph Wichert (Agent) proposes to convert first floor of a 2-family dwelling to office space, maintaining second floor as one apartment and providing parking and seeks a variance from Sections 5.10 (H-1) (2) land surveyor's office and 10.02 (F) business parking of the Z.O., as per plans submitted November 6, 2003 at **802 Amherst St. Granted**
10. Case #09-ZO-04 –Antonio Galvan (Owner) proposes to convert third floor to dwelling unit and maintain non-conforming parking and seeks a **variance** from Sections 5.10 (A) (6) multifamily, 6.07 area, frontage & width, 10.09 (B) parking setbacks, 10.06 (A) parking layout, 10.07 (J) (1) bumpers, 10.07 (D) maneuvering, 10.03 (D) accessible spaces, 10.07 (G) parking landscaping of the Z.O., as per plans submitted November 19, 2003 at **351 Lake Ave. – Withdrawn 1-15-04**
11. Case #10-ZO-04 – Tamy Miller (Owner) proposes to create a buildable lot on a lot subject to consolidation by removing garage and parking associated with adjacent residential use and provide new parking and seeks a **variance** from Sections 10.09 (B) parking (lot 26) and 11.03 (D) 2d lot consolidation (lot 26 and 26A) of the Z.O., as per plans submitted November 12, 2003 at **743-745 Valley St. - Granted**
12. Case #11-ZO-04 – Cynthia Myers (Owner) proposes to create an accessory dwelling unit and seeks a **special exception** from Section 5.11 (L) (1) accessory dwelling unit and a **variance** from Section 10.09 (B) (1) parking setbacks of the Z.O., as per plans submitted December 5, 2003 at **949 Union St. - Granted**
13. Case #12-ZO-04 - Judy Trainor (Agent) proposes to install five additional wall signs and seeks a **variance** from Section 9.09 (A) (2) signs of the Z.O., as per plans submitted November 20, 2003 at Shaw's, **375 So. Willow St. - Granted**
14. Case #13-ZO-04 – John Sylvia (Agent) proposes to maintain outside storage area for towing business with partial screening of stored vehicles and seeks a **variance** from Section 8.23 outside storage screening of the Z.O., as per plans submitted November 25, 2003 at **1065 Hanover St., Rear. - Granted**

15. Case #14-ZO-04 - Kenneth Bishop (Owner) proposes to convert storage building into a single family home with a three-stall garage resulting in two principal structure on one lot and seeks a **variance** from Sections 5.08 multiple principal structures and 6.07 side setbacks (2 counts), rear yard setback and floor area ratio of the Z.O., as per plans submitted November 25, 2003 at **238-240 Valley St. - Granted**
16. Case #15-ZO-04 – Robert Gould (Owner) proposes to create three parking spaces in street yard and seeks a **variance** from Sections 10.09 (B) parking setbacks of the Z.O., as per plans submitted December 1, 2003 at **600 So. Beech St. - Denied**
17. Case #16-ZO-04 – Richard Levasseur (Owner) requests an **Equitable Waiver of Dimensional Requirements** from Section 8.24 (A) (3) of the Z.O. to maintain three (3) existing sheds that have been in place for at least 15 years, per appeal filed on December 23, 2003 at **805 Corning Rd. - Granted**
18. Case #17-ZO-04 – June Frechette (Owner) proposes to maintain an 8' x 16' wood shed and seeks a **variance** from Section 8.24 (A) (2) of the Z.O., as per plans submitted November 25, 2003 at **66-68 Emerald St. - Denied**
19. Case #18-ZO-04 – William Jordan (Owner) proposes to maintain an 8' x 14' side porch and an 8' x 8' open deck with stairs in side yard and seeks a **variance** from Section 6.07 side yard setback of the Z.O. as per plans submitted December 16, 2003 at **270 Joseph St. Ext. Granted**
20. Case #19-ZO-04 – Shannon Nivers (Owner) proposes to remove existing garage and build a 22' x 26', 2-stall attached garage and seeks a **variance** from Section 6.07 street yard setback of the Z.O., as per plans submitted December 1, 2003 at **1239 Hanover St. - Granted**
21. Case #20-ZO-04 – Max Pruna (Owner) proposes to remove existing two-family dwelling and build a 4-unit single family attached townhouse building and seeks a variance from Sections 6.07 lot area and rear yard setback, 10.09 (B) parking setbacks, 10.03 (D) accessible space and 10.07 (G) parking landscaping of the Z.O., as per plans submitted December 16, 2003 at **1601-1605 Front St. – Granted w/stip.: Landscaping in the area facing the street to shield the parking, per Section 10.07 (G).**
22. Case #21-ZO-04 – Levi Reid (Owner) proposes to build a 14' x 20' one-stall detached garage and maintain shed and seeks a **variance** from Section 8.24 (A) (2) & (3) (2 counts accessory structure) of the Z.O. , as per plans submitted December 17, 2003 at **189 Riverbank Rd. - Granted**

BUSINESS MEETING

Tabled cases from December 11, 2003 Public Hearing:

Case #258-ZO-03 – **584-624 Willow St.** (temporary parking lot) **Denied**

Case #274-ZO-03 – **410 So. Beech St.** (smokehouse in rear yard) **Denied without prejudice.**

Request for Rehearings:

Case #256-ZO-03 – **706 Beech St.** (staircase in side yard) **Granted**

Case #264-ZO-03 – **55 Riverfront Dr.** (build 68-unit, 4-story multi-family building)

Appeal by Applicant – **Denied**

Appeal by Abutters – **Denied**

Case #268-ZO-03 – **263 No. Bay St.** (sunroom) - **Denied**

Case #261-ZO-03 – **1111 Candia Rd.** (increase emission stacks) **Tabled**

William T. Larkins, Chairman

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.